

Subject: New Construction Up 20%

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[Also available on
the Web at
www.ladbs.org](http://www.ladbs.org)

**Special Points
of Interest**

*For general
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requests, please
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Performance
Enhancement
Program](#)*

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Message from the General Manager

Monthly Statistics

When our **monthly** statistics came in for February, I was a little surprised to see that total new construction (measured by Building Permit Valuation) was down by 17% and even plan check revenue was down by 13%.

Based on the customers at our counters and the daily revenue reports we receive, activity seems as busy as ever!

The **year-to-date** numbers demonstrates that building valuation is still up 20%, plan check revenue is up 24% and total revenue up 21%!

To get a better appreciation of the overall direction, we put together the 4 year graph below. After the economy crashed in the Fall of 2008, we hit a bottom for new construction in January 2009 at \$134.6 million. All of 2009 continued slowly and got a few spikes in 2010.

**Construction
Service
Centers**



Downtown

201 N.
Figueroa
Street
Los Angeles,
CA 90012
(Figueroa
Plaza)

**West Los
Angeles**

1828 Sawtelle
Blvd.
2nd Floor
Los Angeles,
CA 90025

South LA

8475 S.
Vermont Ave.
2nd Floor
Los Angeles,
CA 90044

Van Nuys

6262 Van
Nuys Blvd.
2nd Floor,
Room 251
Los Angeles,
CA 91401

San Pedro

638 S. Beacon
Street
Room 276
San Pedro,
CA 90731

Counter

Hours:

Monday,
Tuesday,
Thursday,
Friday: 7:30
am - 4:30 pm
Wednesday:
9:00 am - 4:30
pm
* San Pedro &
South LA
offices are
closed
between noon
- 1:00 pm daily

For

2011, 2012 and now the first two months of 2013 have shown solid growth. Since January 2011, only two months have fallen below \$200 million and twelve months were over \$300 million!

With our top three metrics all showing growth at or over 20% year-to-date, we still have to feel good about the direction of the new construction in Los Angeles.

The fact that monthly revenue was up in February, even though building permit valuation and plan check revenue were down, is largely due to two reasons. First, the increase of electrical and mechanical permit activities. These permits raised our overall revenue but they are not included as part of the building permit valuation. Second, is due to funding from Los Angeles World Airport for the services that LADBS previously provided.

Housing starts have moderated a little - - up 2% for the month and 9% for the year - - but still clearly on the rebound.

In this Newsletter we are proud to profile four new residential projects -- the Jia Apartments, 1111 Sunset, the Lorenzo, and Blvd 6200.

Information
you call:
3-1-1 (Inside
LA City) or
(213)
473-3231
(Outside LA
City)



Jia Apartments



The Jia Apartments are under construction in Chinatown (CD1). Developed by Equity Residential and designed by Thomas Cox Architects, Jia Apartments will be a 6-story mixed-use building with 20,000 sq. ft. of retail on the first floor and 280 residential units (studio, one and two-bedrooms) on the floors above.



The project was formerly known as the Chinatown Gateway because it's located at the intersection of Cesar E. Chavez and Broadway, next to the double dragon gateway leading to Chinatown.

With the development replacing the previous parking lot, Jia Apartments is on its way to be completed later this year, attracting new business and increasing economical growth in Los Angeles.

If you would like to read more about Jia Apartments, view www.tcaarchitects.com.

1111 Sunset



Construction work began for the 1111 Sunset project, the former Metropolitan Water District headquarters, in Echo Park (CD1). Built in the 1970's, the office building has stood vacant for almost 20 years since MWD moved out of the building in 1993.



The new project is being developed by Linear City Development which is on its way to converting the eight-story office building (120,000 sq. ft.) to 92 residential units ranging from 800 - 1000 sq. ft. per unit.

A total project cost of \$15 Million and a completion date of February 2014, the project is a great example of residential development using existing structures in the city of Los Angeles.

If you would like to read more about 1111 Sunset, please view www.linear-city.com.

The Lorenzo



G.H. Palmer Associates is developing a student housing project in South Los Angeles (CD9).



The Lorenzo, a mixed-use housing development, will have a total of 913 units and more than 33,000 sq. ft. of retail when both phases are completed.

With first phase completed and 1st move-ins in June 2013, the Lorenzo is off with 2nd phase, scheduled to be completed in fall 2014, bringing a grand total of 3,648 beds for students in the area.

The Lorenzo will provide community amenities such as computer and study rooms, four libraries, and fitness facilities.

If you would like to read more about The Lorenzo, view our [August 2012 Newsletter](#).

Blvd 6200



Cranes are up on the construction site for Blvd 6200 in Hollywood (CD13). It's located at the corner of Hollywood and Argyle, next to the Pantages Theater, across the street from the W Hollywood and a block from the Hollywood and Vine Metro stop.



This 6-story mixed-use residential and commercial project is being developed in two phases by Clarett West Development and DLJ Real Estate Capital Partners. The first phase will consist of 535 multi-family units and almost 75,000 sq. ft. of retail space while the second phase, when completed, will total 1,042 units and 175,000 sq. ft. of retail.

The first phase construction commenced in June 2012 with a delivery date scheduled for Summer 2014.

If you would like to read more about Blvd 6200, please view www.blvd6200.com.

Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

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If you want to comment on the service(s) you received or file a complaint, please call our [Customer Hotline at \(213\) 482-0056](#).

LADBS Newsletter Editors: David Lara & Manuel Garcia

This message was sent to duckworth.donald@gmail.com by:

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